

No.EXC/MTG/80.

1303
BOMBAY METROPOLITAN REGION
DEVELOPMENT AUTHORITY,
Griha Nirman Bhavan,
5th Floor, Bandra(E),
BOMBAY : 400 051.

Date : July 1, 1983.

The minutes of the Eightieth Meeting of the Executive Committee of the Bombay Metropolitan Region Development Authority, held on the 23rd June, 1983, are enclosed.

S. V. Asgaonkar
(S.V.ASGAONKAR)
SECRETARY,
EXECUTIVE COMMITTEE.

To

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| The Chief Secretary to the Govt. of Maharashtra, General Administration Department, Mantralaya. | - | Chairman. |
| The Metropolitan Commissioner, BMRDA | - | Member. |
| The Secretary to the Government of Maharashtra, Urban Development Department, Mantralaya. | - | Member. |
| The Secretary to the Government of Maharashtra, Housing Department, Mantralaya. | - | Member. |
| The Municipal Commissioner, Bombay Municipal Corporation. | - | Member. |
| The Managing Director, CIDCO, Bombay. | - | Member. |

INVITEES :

- The Financial Adviser, BMRDA.
The Dy. Metropolitan Commissioner, BMRDA.
Shri R.Y. Tambe, B.M.R.D.A.
Shri K.S. Keswani, B.M.R.D.A.
Shri P.B. Kanyalkar, B.M.R.D.A.
The Chief Accounts Officer, B.M.R.D.A.
The Chief Engineer, Execution Wing, B.M.R.D.A.
The Senior Urban Planner, B.M.R.D.A.
The Senior Planning Officer, B.M.R.D.A.
The Legal Adviser, B.M.R.D.A.

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EIGHTIETH MEETING OF THE EXECUTIVE COMMITTEE

B.M.R.D.A.

DATE : 23rd June, 1983 (Thursday)

TIME : 11.00 A.M.

PLACE : Special Committee Room,
Mantralaya (5th Floor)

MEMBERS PRESENT :

Shri R.D. Pradhan, Chief Secretary to the Govt. of Maharashtra. - Chairman.

Shri A.N. Batabyal, Metropolitan Commissioner, B.M.R.D.A. - Member.

Shri N.R. Ranganathan, Secretary to the Govt. of Maharashtra, Urban Development Department. - Member.

Shri S.S. Tinaikar, Secretary to the Govt. of Maharashtra, Housing Department. - Member.

Shri D.M. Sukthankar, Municipal Commissioner, Municipal Corporation of Greater Bombay, Bombay. - Member.

Shri L.C. Gupta, Managing Director, C.I.D.C.O., Bombay. - Member.

INVITEES :

The Financial Adviser, B.M.R.D.A.

Shri K.S. Keswani, HURE Wing, BMRDA.

The Chief Engineer, Execution Wing, BMRDA.

The Senior Urban Planner, B.M.R.D.A.

The Senior Planning Officer, B.M.R.D.A.

Shri S.V. Asgaonkar, Secretary, Executive Committee, B.M.R.D.A.

Item No.1 : Confirmation of the minutes of the last (79th) Meeting of the Executive Committee

Referring to the minutes in respect of application under Section 13 of the BMRDA Act, 1974, bearing registration No.417/5/5/83, from the Secretary, Mukund Nagar Co-operative Housing Society, (vide Item No.3(3)), Shri K.S. Keswani brought to the notice of the Committee that in the Draft Development Plan of Island City recently published by the Bombay Municipal

Corporation.....

Corporation, the F.S.I. of the land under reference viz. C.S.Nos. 181,521 and 522 (part) of Dharavi Division and for that matter entire Dharavi area is shown as 1.33 and the question of making effective proposals of the Draft Development Plan is under active consideration of the Government. He, therefore, requested the Committee to reconsider its decision on this Application.

The question of permitting more than 1.33 F.S.I. for rehabilitation of slums by the slum dwellers themselves was then discussed **thoroughly** by the Committee. It was stated that looking to the affordability of the cost of a tenement as also constraint on land in Island City, the maximum area of tenement to be allowed in such cases will have to be decided. Similar demands are also likely to come from the occupants of collapsed buildings in the City where generally F.S.I. consumed is more than 2.0 or so. It was also stated that within a short time, Government is likely to take a policy decision in this respect. Pending such a policy decision, the Committee decided that para.2 of the said minutes be replaced by the following :-

"The Committee considered the proposal in detail. It was noted that the State Government is likely to take a policy decision in respect of F.S.I. to be allowed in such cases. The Committee, therefore, felt that if the desired permission were **granted**, the overall development of the Bombay Metropolitan Region is likely to be affected adversely. The application, was, therefore, rejected."

The minutes as amended were then confirmed by the Committee.

Item No.2 : Action taken on the minutes of the last (79th) Meeting of the Executive Committee - together with progressive action on the past decisions(part 'a' only).

Referring to the suggestion made by the Executive Committee at its 78th meeting held on 13th April, 1983 in respect of marine pollution due to accidental spillage of oil, etc. the Secretary, Urban Development Department informed the Committee that the issue under reference is not within the jurisdiction of either the

Cil and Natural.....

Oil and Natural Gas Commission or the Maharashtra Pollution Control Board. The Chairman, Executive Committee stated that according to his information the Director General of Shipping has already prepared a **contingency** plan to deal with this issue and suggested that the Urban Development Department may get the details from that officer. At a future date Director General of Shipping or his representative may be invited to attend the Executive Committee meeting for explaining the contingency plan, if necessary.

The action taken report was then noted by the Committee.

Item No.3 : Office Location Policy in Bombay Metropolitan Region - Report of the Operations Research Group, Baroda.

During the course of discussion on this item, after which it was noted, the following main points were made :-

- (1) The main impediment in starting commercial activities to the desired extent in New Bombay is lack of proper telecommunication facilities. It was urged that State Govt. should pursue this issue with concerned Department of the Central Government.
- (2) According to the Consultants, during 1981-2001, 2.2 lakhs additional office jobs will be created and out of them, Nhava-Sheva will be able to take care of 35-40 thousands jobs. It was pointed out that the consultants relied mostly on Bandra-Kurla Complex for absorbing sizeable number of jobs that will be created. Looking to the state of civic amenities such as water supply, drainage, etc., it was stated that the Bandra-Kurla Complex should not be made to absorb comparatively more jobs as suggested by the Consultants.
- (3) It was suggested that with a view to mustering popular support to the actions recommended, a seminar consisting of 30-40 persons which will include experts, decision makers, etc. should be arranged by the BMRDA.

(4) It was.....

(4) It was also suggested that development of Oshiware and Kalyan Growth Centres should be expedited so that they will be able to absorb majority of the additional jobs that will be generated during coming **two** decades.

(5) The City and Industrial Development Corporation of Maharashtra Ltd. was requested to prepare a detailed plan for office-cum-commercial centre near Nhava-Sheva, in consultation with Nhava-Sheva Port Authorities.

Item No.4 : Prevention of encroachments in the Bandra-Kurla Complex - Construction of boundary walls along the boundary between (i) GN Block and M.H.B. Transit Camp and (ii) GN Block and University Campus.

While placing the item before the Committee, the Metropolitan Commissioner explained that in respect of work of construction of boundary wall between GN Block and Maharashtra Housing Board Transit Camp, the second lowest tenderer was recommended by him as the rates quoted by the lowest tenderer were not workable and reasonable. The site was marshy and approaches thereto will have to be created by the contractor which would involve even removal of some of the existing huts.

After further discussion, the Committee, however, decided to entrust both the works to the lowest tenderer viz. M/s. Reliance Construction Company and accordingly passed the following Resolution :-

RESOLUTION NO.245 :

"Resolved that the Executive Committee in exercise of the powers under Section 7(3) (iii) of the BMRDA Act, 1974 (as amended upto date) and all other powers enabling it in this behalf hereby approves that the works of construction of boundary walls along the boundary between (1) GN Block of the Bandra-Kurla Complex and Maharashtra Housing Board Transit Camp (Tender 'A') and (2) GN Block of the said complex and the University Complex (Tender 'B') be awarded to the lowest tenderer viz. M/s. Reliance Construction Company (1) at 22.50% below the estimated cost of Rs.10,26,707/- put to tender and (2) at 24.30% below the estimated cost of Rs.10,08,262/- put to tender, respectively."

The meeting then concluded after a vote of thanks to the Chair.

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